

DOC # 732742
11/07/2008 03:57PM Deputy: KE
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1108 PG-1402 RPTT: 0.00



Recording Requested by:

First American Title Company
As An Accommodation Only

When recorded mail to:
CR TITLE SERVICE INC.
PO BOX 1500
RANCHO CUCAMONGA, CA 91729-1500

#3827475DM

Apn# 1320-21-610-239



DO NOT REMOVE

This is part of the official document:

**NOTICE OF Trustees
Sale**

**The undersigned hereby affirms that there is no
Social Security number contained in this document.**

CR Title Services Inc.
PO BOX 1500
RANCHO CUCAMONGA, CA 91729-1500

APN: 1220-21-610-239 RECORDING REQUESTED BY
T.S. No. T08-39691-NV FIRST AMERICAN TITLE INSURANCE COMPANY

3827475

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-13-2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

TRUSTOR: DAVID DURGAN AND DIANE DURGAN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Duly Appointed Trustee: CR Title Services Inc.

Recorded 01-22-2004 as Instrument No. 2004-602607 in book 0104, page 07135 of Official Records in the office of the Recorder of DOUGLAS County, Nevada, Described as follows:

AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

Date of Sale: 11-26-2008 at 2:00 PM

Place of Sale: AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE,
1616 EIGHTH STREET, MINDEN, NEVADA

Estimated Sale Amount: \$212,420.68

Street Address or other common designation of real property: 712 BLUEROCK ROAD
GARDNERVILLE, NV 89460

A.P.N.: 1220-21-610-239

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

THIS PROPERTY IS SOLD AS-IS, LENDER IS UNABLE TO VALIDATE THE CONDITION AND BUYER WAIVES THE DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING SAID RECEIPT.

FOR SALES INFORMATION PLEASE CONTACT: AGENCY SALES AND POSTING AGENCY SALES AND POSTING AT WWW.FIDELITYASAP.COM OR 714-730-2727



BK-1108
PG-1403

Date:
11-05-2008

CR Title Services Inc.
PO BOX 1500
RANCHO CUCAMONGA, CA 91729-1500

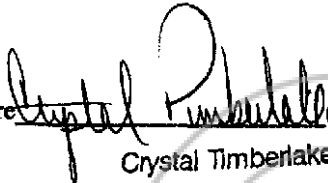

MARTI ALVAREZ, TRUSTEE ASSISTANT

State of CA } ss
County of SAN BERNARDINO }

On 11-05-2008 before me, Crystal Timberlake Notary Public, personally appeared MARTI ALVAREZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)
Crystal Timberlake Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.



BK-1108
PG-1404